



LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32 FOR 183.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 483.58 FEET; THENCE NORTH 01°22'13" WEST 45.05 FEET; THENCE SOUTH 88°53'46" WEST 666.73 FEET; THENCE SOUTH 01°21'04" EAST 46.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 401.70 FEET TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°44'10" WEST 62.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) DESCRIBED COURSES AND DISTANCES: (1) NORTH 88°53'39" EAST 50.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", FOR AN ARC DISTANCE OF 393.07 FEET TO A POINT OF NON-TANGENCY; (3) NORTH 81°42'20" EAST 224.69 FEET; (4) NORTH 73°53'20" EAST 182.75 FEET; (5) NORTH 76°38'00" EAST 218.02 FEET; (6) NORTH 77°42'43" EAST 264.67 FEET; (7) NORTH 88°04'51" EAST 239.35 FEET; THENCE SOUTH 01°12'55" EAST 268.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 5.001 ACRES, MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK P665, ELEVATION: 11.17 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0356H; COMMUNITY #120055; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF SECTION 32-48-42 BEING S88°46'53"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: FLORIDA INDOOR TENNIS, LLC.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS NO PARKING SPACES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

LEGEND & ABBREVIATIONS

- | | |
|--|---|
| | CONCRETE |
| | ASPHALT PAVEMENT |
| | ELEVATION |
| | OVERHEAD WIRES |
| | UNDERGROUND STORM SEWER LINE |
| | UNDERGROUND ELECTRIC LINE |
| | NON-VEHICULAR ACCESS LINE |
| | CENTERLINE |
| | RADIUS |
| | CENTRAL ANGLE |
| | ARC LENGTH |
| | FLORIDA POWER & LIGHT COMPANY |
| | LICENSED BUSINESS |
| | OFFICIAL RECORDS BOOK |
| | POLYVINYL CHLORIDE PIPE |
| | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| | TREE |
| | PALM |

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- | | |
|--------------------------|---|
| <input type="checkbox"/> | JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 |
| <input type="checkbox"/> | VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 |
| <input type="checkbox"/> | MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 |
- STATE OF FLORIDA

| | | |
|-----|-------------------------------|-----|
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | 3/28/24 LEGAL DESCRIPTION | MMM |
| 1 | 3/27/24 ADDED ACCESS EASEMENT | MMM |
| NO. | REVISIONS | BY |

PROPOSED
FLORIDA INDOOR RACQUETBALL
WEST ATLANTIC BOULEVARD AND NW 31ST AVENUE
POMPANO BEACH, FLORIDA 33069
(CITY OF POMPANO BEACH, BROWARD COUNTY)

| | | |
|--------------------|---|--|
| | PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: info@pulicelandsurveyors.com WEBSITE: www.pulicelandsurveyors.com CERTIFICATE OF REGISTRATION LB#3870 | |
| DRAWN BY: A.R. | SCALE: 1" = 60' | CLIENT: FLORIDA INDOOR TENNIS, LLC |
| CHECKED BY: J.F.P. | SURVEY DATE: 02/19/24 | PZ23-140080-001 REVISION NO.: 72360 |

02/26/2025